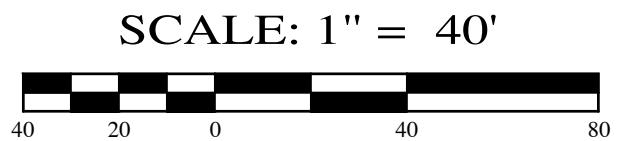
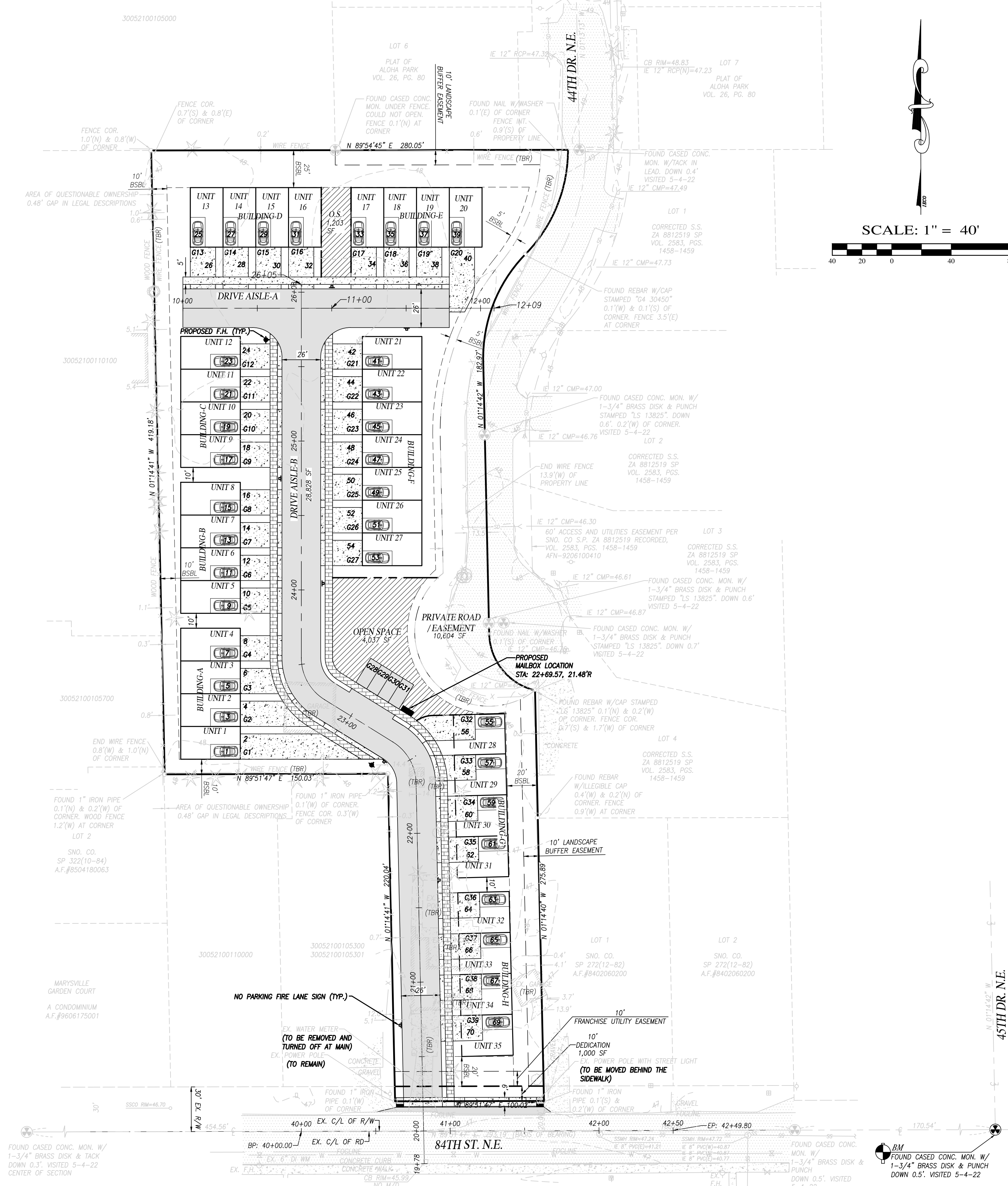


SW 1/4, NE 1/4, SEC.21, T.30N., R.5E., W.M.
SNOHOMISH COUNTY, WASHINGTON



- LEGEND**
- ✦ EXISTING MONUMENT (AS SHOWN)
 - ✦ SECTION 1/4 CORNER NOT FOUND
 - ✦ SECTION CORNER NOT FOUND
 - ✦ EXISTING REBAR W/CAP, AS NOTED
 - ✦ SET NAIL AND WASHER STAMPED "PCS 37536"
 - ✦ EXISTING NAIL AND WASHER AS NOTED
 - ✦ FOUND CONCRETE MONUMENT AS NOTED
 - ✦ RIGHT OF WAY CENTERLINE
 - ✦ INVERT/CULVERT
 - ✦ CATCH BASIN
 - ✦ WATER VALVE
 - ✦ FIRE HYDRANT
 - ✦ WATER METER
 - ✦ SANITARY SEWER MANHOLE
 - ✦ MAILBOX
 - ✦ UTILITY/POWER POLE
 - ✦ CALCULATED
 - ✦ PLAT
 - ✦ MEASURED
 - ✦ TO BE REMOVED
 - ✦ RIGHT-OF-WAY
 - ✦ P.O.B. POINT OF BEGINNING
 - ✦ CLF CHAIN LINK FENCE
 - ✦ WDF WOOD FENCE
 - ✦ SANITARY SEWER CLEAN OUT (CO)
 - ✦ POWER POLE
 - ✦ GUY POLE
 - ✦ CONIFEROUS TREE
 - ✦ DECIDUOUS TREE
 - ✦ FIR
 - ✦ CEDAR
 - ✦ PINE
 - ✦ MAPLE
 - ✦ CHERRY
 - ✦ MONKEY TREE
 - ✦ EXISTING ASPHALT
 - ✦ TYPE I NGPA SIGN
 - ✦ PROPOSED WATER
 - ✦ PROPOSED SANITARY SEWER
 - ✦ PROPOSED STORM DRAINAGE
 - ✦ PROPERTY LINE
 - ✦ EXISTING FENCE LINE
 - ✦ EXISTING CONTOURS
 - ✦ PROPOSED CONTOURS
 - ✦ PRE-EXISTING DRAINAGE PATTERN
 - ✦ NO PARKING FIRE LANE SIGN

- NOTES:**
- PROPOSED FIRE HYDRANTS SHALL BE IN SERVICE PRIOR TO ANY COMBUSTIBLE CONSTRUCTION.
 - SIGNAGE OR PAVEMENT STRIPING SHALL BE PROVIDED ALONG THE DRIVE AISLE FOR "NO PARKING-FIRE LANE," AT THE TIME OF COMPLETION.
 - ALL UTILITIES SHALL BE PLACED UNDERGROUND.
 - PEDESTRIAN PAVERS WILL BE EITHER STAMPED CONCRETE, COLORED, OR DONE WITH SPECIAL PAVERS. SEE DETAIL S/C3.0.

- FIRE MARSHAL'S NOTES:**
- PROVIDE BLUE STRIP REFLECTOR(S) ON THE HYDRANT SIDE OF CENTERLINE TO INDICATE HYDRANT LOCATIONS.
 - ALL TOWNHOMES REQUIRE FIRE SPRINKLER INSTALLATION.
 - INSTALL HYDRANTS PER CITY STANDARD PLAN 2-060-001.

THE CERTIFIED EROSION SEDIMENTATION CONTROL LEAD (CESC) FOR THIS PROJECT SITE IS **BRIAN KALAB** PHONE NO. **425-303-9363**.

PROJECT NOTE:
ALL INTERIOR FENCES ARE TO BE REMOVED OR RELOCATED. SEPTIC SYSTEMS & DRAINFIELD LOCATIONS SHOWN ARE APPROXIMATE. ALL EXISTING SEPTIC SYSTEMS & DRAINFIELDS TO BE ABANDONED (PER SNO. CO. STANDARDS).

PARKING INDEX

REQUIRED PER UNIT	TOTAL REQUIRED	TOTAL PROVIDED
2	70	70

GUEST PARKING

REQUIRED PER UNIT	TOTAL REQUIRED	TOTAL PROVIDED
1	35	39

UTILITIES

SEWER	CITY OF MARYSVILLE
WATER	CITY OF MARYSVILLE
POWER	SNOHOMISH COUNTY PUD
TELEPHONE	VERIZON
SCHOOLS	MARYSVILLE SCHOOL DIST. 25
FIRE DISTRICT	CITY OF MARYSVILLE

LEGAL DESCRIPTION

THE EAST 250 FEET OF THE WEST 454.48 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; LESS THE SOUTH 20 FEET FOR ROAD PURPOSES;

ALSO LESS THE NORTH 220 FEET OF THE SOUTH 240 FEET OF THE WEST 150 FEET OF THE EAST 250 FEET OF THE WEST 454.48 FEET;

ALSO LESS OUT CLAIM DEED RECORDED IN VOLUME 428 ON PAGE 162, TO SNOHOMISH COUNTY FOR ROAD;

ALSO EXCLUDING ANY PORTION LYING WITHIN THE FOLLOWING DESCRIBED PARCEL:

COMMENCING AT THE NORTHEAST CORNER OF THE WEST 454.48 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER;

THENCE S 01°14'56" E ALONG THE EAST LINE, SAID WEST 454.48 FEET OF SAID SUBDIVISION 70.01 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUE S 01°14'56" E ALONG SAID EAST LINE 293.11 FEET TO A NON-TANGENT CURVE;

THENCE WESTERLY AND NORTHERLY ALONG SAID CURVE THAT HAS A RADIAL CENTER WHICH BEARS N 31°14'47" E 40 FEET THROUGH A CENTRAL ANGLE OF 75°31'21", AN ARC DISTANCE OF 52.72 FEET TO THE EAST LINE OF THE WEST 454.48 FEET, SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER;

THENCE N 01°14'56" W ALONG SAID EAST LINE 182.97 FEET TO A CURVE TO THE RIGHT;

THENCE NORTHERLY AND EASTERLY ALONG SAID CURVE THAT HAS A RADIAL CENTER WHICH BEARS N 88°45'04" E 100 FEET THROUGH A CENTRAL ANGLE 45°34'23" A DISTANCE OF 79.54 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

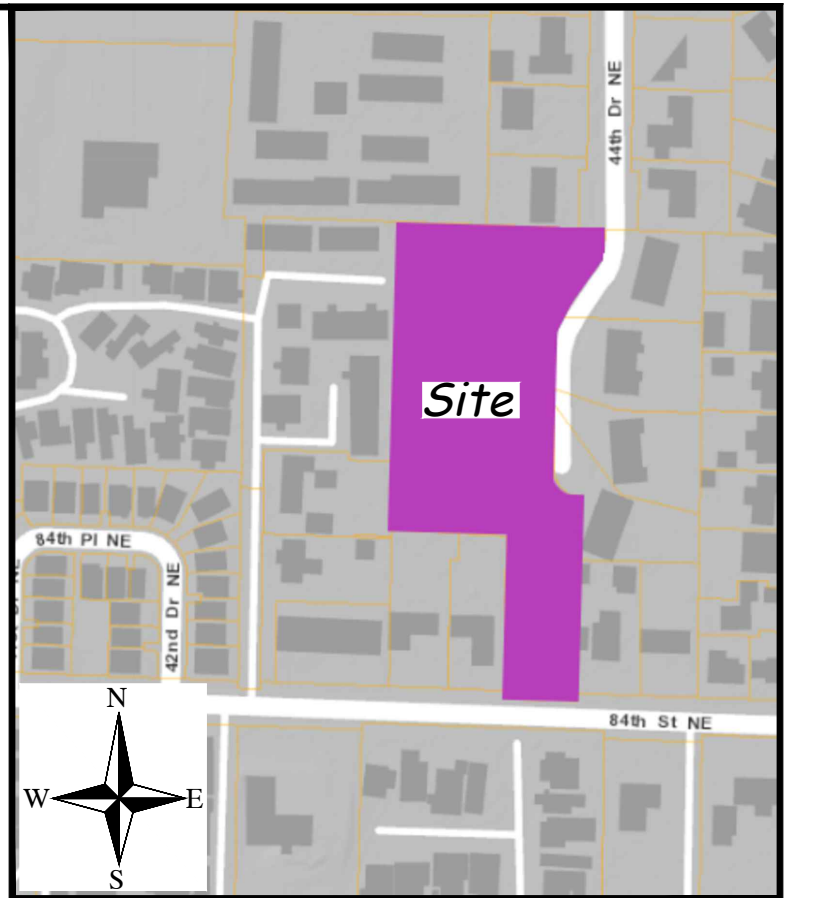
BEGINNING AT THE NORTHEAST CORNER OF THE WEST 454.48 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER;

THENCE S 01°14'56" E ALONG THE EAST LINE, SAID WEST 454.48 FEET, 70.01 FEET TO A NON-TANGENT CURVE;

THENCE NORTHERLY ALONG SAID CURVE THAT HAS A RADIAL CENTER WHICH BEARS N 45°40'00" W 100 FEET THROUGH A CENTRAL ANGLE OF 44°25'42" AN ARC DISTANCE OF 77.54 FEET TO THE NORTH LINE, SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER;

THENCE S 80°54'18" W ALONG SAID NORTH LINE 30 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.



SLOPE INFORMATION

AVERAGE SLOPES DO NOT EXCEED 15% ON THIS SITE.

MAXIMUM SLOPES DO NOT EXCEED 25% ON THIS SITE.

DENSITY CALCULATIONS

GROSS AREA:	2.76 AC
NET AREA:	2.76 x 0.8 = 2.208 AC
BASE DENSITY:	12 DU/AC
BASE YIELD:	26.49 UNITS
MAXIMUM DENSITY:	18 DU/AC
MAXIMUM YIELD:	39.77, OR 40 UNITS
UNITS PROPOSED:	35
35 - 26.49 = 9 BONUS UNITS NEEDED	

WITHIN A QUARTER MILE OF A TRANSIT ROUTE AND WITHIN A MILE OF FIRE, MEDICAL, SHOPPING, OR SERVICES:
5% BONUS DENSITY OVER BASE 1.32 UNITS, OR 1 UNIT FENCING/LANDSCAPING WHERE NOT NEEDED 1.82 UNITS, OR 1 UNIT PEDESTRIAN FACILITY FEE IN LIEU-7 UNITS = \$175,000
TOTAL BONUS UNITS: 7
26.49 + 9 = 35.49 UNIT YIELD
35 UNITS ALLOWED

AREA BREAKDOWN

TOTAL SITE AREA	120,371 SF = 2.76 AC
UNITS PROPOSED	35
EXISTING ZONING	R12
MAXIMUM HEIGHT	35'

EQUIPMENT AND PROCEDURE

METHOD OF SURVEY:
SURVEY PERFORMED BY FIELD TRAVERSE

INSTRUMENTATION:
LEICA 1515 ROBOTIC ELECTRONIC TOTAL STATION

PRECISION:
MEETS OR EXCEEDS STATE STANDARDS WAC 332-130-090

BASIS OF BEARING:
THE MONUMENTED CENTERLINE OF 84TH ST. N.E., AS THE BEARING OF N 89°51'47" E.

BM TOP MAG NAIL EL=XXXX
FOUND CASED CONC. MON. AT THE INTERSECTION OF 45TH DR. N.E. AND 84TH ST. N.E.
ELEV. = 48.51'
PER GPS OBSERVATIONS

DATE:
NAVD 88
N.A.V.D. 88-3.64=NGVD '29 (MSL)

ENGINEER/CONTACT SURVEYOR

INSIGHT ENGINEERING COMPANY P.O. BOX 1478 EVERETT, WA 98206 CONTACT: BRIAN R. KALAB, P.E. EMAIL: INFO@INSIGHTENGINEERING.NET	PACIFIC COAST SURVEYS, INC. P.O. BOX 13619 MILLCREEK, WA 98082 CONTACT: DARREN J. RIDDLE, PLS FAX: (425) 308-4901 PH: (425) 357-3577
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APPLICANT

MSR TUSCANY WOODS LLC
18323 BOTHELL EVERETT HWY, UNIT 310
BOTHELL, WA 98012
CONTACT: NETHAJI TUMMURU

IECO

INSIGHT ENGINEERING CO.
P.O. BOX - 1478
EVERETT, WA 98206
(425) 303-9363 (425) 303-9362 FAX
INFO@INSIGHTENGINEERING.NET

SITE ADDRESS: 4407 84TH ST. N.E. MARYSVILLE, WA 98270

TAX ACCOUNT NO.'S: 30052100105200

LDA24-0004

SW 1/4, NE 1/4, SEC.21, T.30N., R.5E., W.M.
MSR TUSCANY WOODS

DWG FILENAME:	DESIGNED BY:	DATE:	SCALE:	JOB NO.:
221215-C01.DWG	JTK	09-04-2024	1"=40'	22-1215
				SHEET
				S1

SITE PLAN

IMPERVIOUS AREA BREAKDOWN

	IMPERVIOUS AREA
EXISTING	6,475 SF
REMOVED	6,475 SF
REPLACED	0 SF
NEW	70,095 SF
NEW + FRONTAGE	70,095 SF + 775 SF = 70,870 SF (1.62 AC)



10/02/2024

MSR TUSCANY WOODS



Know what's below.
Call before you dig.

UTILITY CONFLICT NOTE:

CAUTION:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BY POT-HOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 1-800-424-5555 POT-HOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT WITH INSIGHT ENGINEERING COMPANY TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.